

WHEN RECORDED RETURN TO:

King County
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855



E2771263

12/14/2015 13:28
KING COUNTY, WA
TAX \$56,520.00
SALE \$3,175,000.00

PAGE-001 OF 001

Escrow Number: 15000200027

Filed for Record at Request of: *Stewart Title Guaranty Company - Commercial Services*

STATUTORY WARRANTY DEED

STEWART TITLE
01148-35874

THE GRANTOR(S), **Cathy E. Gamble, a married woman, as her separate estate, as to Parcel 2-1 and S. Sterling Properties, Inc., a Washington corporation, as to Parcel 1** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **King County, a political subdivision of the State of Washington** the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

The following conditions and restrictions shall apply in perpetuity to the Property described herein:

- a. Compatible uses. The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature reserves, unimproved permeable parking lots and other uses consistent with open space acquisition.
- b. Structures. No new structures or improvements shall be erected on the Property, other than:
 - A public facility that is open on all sides and functionally related to the open space use;
 - A public rest room; or
 - A structure that is compatible with the uses described in Paragraph 1(a), above, and approved by the Director in writing prior to the commencement of the construction of the structure.

Any structures built on the property according to this paragraph shall be floodproofed or elevated to the Base Flood Elevation plus the amount of freeboard applicable in accordance with regulations in effect at the time of such construction.

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:
Ptn. Sect. 14, Twp. 24N, Rng. 7

Tax Parcel Number(s): 142407-9090-01 and 142407-9068-09

Dated: December 08, 2015

Cathy E. Gamble

S. STERLING PROPERTIES, INC.
a Washington corporation

By:
Cathy E. Gamble
President

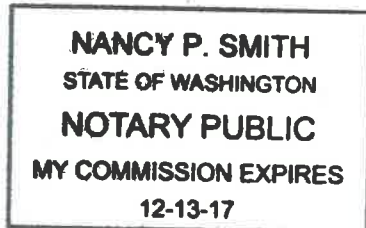
State of Washington

SS.

County of King

I certify that I know or have satisfactory evidence that **Cathy E. Gamble** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10 day of December, 2015



A handwritten signature in blue ink that reads "Nancy P. Smith".

Notary name printed or typed: Nancy P Smith
Notary Public in and for the State of WA
Residing at Seattle
My appointment expires: December 13, 2017

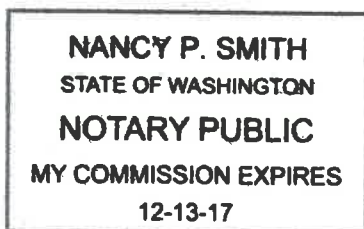
State of Washington

SS.

County of King

I certify that I know or have satisfactory evidence that Cathy E. Gamble is the person who appears before me, and said person acknowledged that she signed this instrument, on oath stated that she authorized to execute the instrument and acknowledge it as the President of S. Sterling Properties, Inc., Washington corporation to be the free and voluntary act of such party for the uses and purpose mentioned in this instrument.

Dated: December 10, 2015



A handwritten signature in blue ink that reads "Nancy P. Smith".

Notary name printed or typed: Nancy P Smith
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: December 13, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Government Lot 5, in Section 14, Township 24 North, Range 7 East, W.M., in King County, Washington;

Except that portion lying South of the North Line of the following described property:

Beginning at a point 165.00 feet North and 518.00 feet West of the Northwest corner of the South Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 7 East, W.M., in King County, Washington;

Thence South 89°54' East 3,177.30 feet along a fence line now established on the land;
Thence North 52°43' East 1,060.50 feet;
Thence North 89°54" West 2,400.00 feet;
Thence South 00°06' West 169.00 feet;
Thence South 78°35' West 795.00 feet;
Thence North 00°06' East to the South bank of the Raging River;
Thence along the bank of said river to the intersection of the West side of the county road; .
Thence along said county road to a point of beginning extended East to the Snoqualmie River.

Parcel 2:

A portion of Government Lots 3 and 4, 30 feet in width, the centerline of which is described as follows:

Beginning at a point on the East bank of the Raging River, 848 feet North and 1000 feet East of the West Quarter corner of Section 14, Township 24 North, Range 7 East, W.M., in King County, Washington;
Thence South 79°06'00" East, to the North-South line of said Section 14 and terminus of said line;

Parcel 3:

That portion of Government Lots 3 and 4 of Section 14, Township 24 North, Range 7 East, W.M., in King County, Washington described as follows:

Beginning at the Southwest corner of said Government Lot 4;
Thence Northerly along the West line thereof 550 feet to the True Point of Beginning;
Thence Easterly along a line parallel to the South line of said Government Lot 4 a distance of 200 feet;
Thence Northerly along a line parallel to the West line of said Government Lot 4 a distance of 400 feet more or less to the South bank of the Snoqualmie River;
Thence Westerly along said South bank to its intersection with the Easterly bank of the Raging River;
Thence Southerly along said Easterly bank to a point which is 550 feet North of the South line of said Government Lot 3;
Thence Easterly 300 feet more or less to the True Point of Beginning.

Except for that portion thereof described as follows:

A portion of Government Lots 3 and 4, 30 feet in width, the centerline of which is described as follows:

Beginning at a point on the East bank of the Raging River, 848 feet North and 1000 feet East of the West Quarter corner of Section 14, Township 24 North, Range 7 East, W.M., in King County, Washington;
Thence South 79°06'00" East, to the North/South Quarter section line of Said Section 14 and terminus of said line;

EXHIBIT "B"
EXCEPTIONS

1. The lands described herein have been classified as Open Space, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner **prior to closing** with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.

Notice Recorded: January 18, 1996

Recording No.: 9601180234

(Affects: Parcel 2-1 and other property)

2. Liability for future sewer treatment capacity charges that may be assessed but not disclosed in the public records. None currently due and payable.
3. Notice of Water/Utility Connection Charge, filed by King County Water District No. 127 and the terms and conditions thereof, but not limited to possible assessments recorded under Recording No(s). 908230227.
(Affects: Portion of Parcel 2-1)

4. Easement and the terms and conditions thereof:
Purpose: Right of way
Affects: along South bank of Raging River on Parcel 2-1, and other property
Recorded: March 21, 1947
Recording No.: 3668711

5. Easement and the terms and conditions thereof:
Purpose: Right of way, ingress and egress
Affects: Over a portion of Parcel 2-1 to benefit Parcel 1
Recorded: May 26, 1958
Recording No.: 4904817

6. Exceptions and Mineral Reservations as contained in instrument:
From: Kittleson Investments, Inc.
Recorded: November 12, 1958
Recording No.: 4936907
Affects: Parcel 1

7. Easement and the terms and conditions thereof:
Grantee: State of Washington, Department of Game
Purpose: To launch boats, park, access to parking and river bank for fishing
Affects: Adjacent to river banks on Parcel 2-1 and other property
Recorded: November 25, 1958
Recording No.: 4969343

8. Easement and the terms and conditions thereof:
Grantee: King County
Purpose: River protection and flood control works as required, access thereto for maintenance
Affects: Portion of Parcel 2-1
Recorded: July 25, 1977
Recording No.: 7707250769
9. Terms and conditions of survey recorded October 30, 1981 under Recording Number 8110309004. Said survey delineates a then existing fence across or between portions of Parcels 2-1 and other property.
10. Terms and conditions of survey recorded July 16, 1982 under Recording Number 8207169002. (Affects: Portions of Parcels 1, 2-1 and other property)
11. Terms and conditions of Boundary Line Adjustment:
Recorded: April 23, 1985
Recording No.: 8504230891
Affects: Parcel 2-1 and other property
12. Terms and conditions of survey recorded November 13, 1987 under Recording Number 8711139002. (Affects: Portions of Parcels 1, 2-1, and other property)
13. King County Declaration of Storm Water conveyance system covenant, and the terms and conditions thereof:
Recorded: May 4, 1993
Recording No.: 9305041144
Affects: Twin Rivers Golf Course
14. King County Declaration of Sensitive Area Notice, and the terms and conditions thereof:
Recorded: May 4, 1993
Recording No.: 93050411445
Affects: Twin Rivers Golf Course
15. State of Washington Public well site certificate of water right, and the terms and conditions thereof:
Recorded: October 7, 1997
Recording No.: 9710070636
For: Twin Rivers Golf Club, Inc.
16. Easement and the terms and conditions thereof:
Grantee: King County
Purpose: River protection and flood control works
Affects: Portion of Parcel 2-1 (tax parcel 9090)
Recorded: December 1, 2004
Recording No.: 20041201000028
17. Rights of the State of Washington in and to that portion of the premises, if any, lying below the line of ordinary high water of the Snoqualmie River and the Raging River as said line exists today or may have existed in the past.
18. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

19. The right of use, control, or regulation by the United States of America in exercise of power over commerce, navigation and fisheries.
20. Any questions that may arise due to shifting or change of the lines of ordinary high water of the Snoqualmie River and the Raging River, or due to the Snoqualmie River and the Raging River having shifted or changed lines of ordinary high water.
21. Any question that may arise due to the shifting or change in the courses of the Snoqualmie River and the Raging River, or due to the Snoqualmie River and the Raging River having shifted or changed course.